069.0	0004	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	709,400	/	709,400
USE VALUE:	709,400	/	709,400
ASSESSED:	709,400	/	709,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAMILTON CHRISTOPHER & EMILY
Owner 2:	
Owner 3:	
Street 1:	26 KIMBALL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FULMER CHARLES V -
Owner 2:	-
Street 1:	9 STRAWBERRY BANK RD #9
Twn/City:	NASHUA
St/Prov:	NH Cntry
Postal:	03062

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Clapboard Exterior and 1569 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5563.000	294,600	4,000	410,800	709,400
Total Card	0.128	294,600	4,000	410,800	709,400
Total Parcel	0.128	294,600	4,000	410,800	709,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.14 | /Parcel: 452.14

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	44428
GIS Ref	
GIS Ref	
Insp Date	11/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 069.0-0004-0019.0

!5959!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,600	4000	5,563.	410,800	709,400		Year end	12/23/2021
2021	101	FV	285,800	4000	5,563.	410,800	700,600		Year End Roll	12/10/2020
2020	101	FV	285,900	4000	5,563.	410,800	700,700	700,700	Year End Roll	12/18/2019
2019	101	FV	233,500	4000	5,563.	381,500	619,000	619,000	Year End Roll	1/3/2019
2018	101	FV	233,500	4000	5,563.	381,500	619,000	619,000	Year End Roll	12/20/2017
2017	101	FV	233,500	4000	5,563.	334,500	572,000	572,000	Year End Roll	1/3/2017
2016	101	FV	233,500	4000	5,563.	305,200	542,700	542,700	Year End	1/4/2016
2015	101	FV	220,200	4000	5,563.	270,000	494,200	494,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:03:51

LAST REV

Date	Time
08/06/20	15:14:24
danam	

USER DEFINED

Prior Id # 1:	44428
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5959

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FULMER CHARLES	73163-388	1	8/23/2019		810,000	No	No		
FULMER VINCENT	67303-454		5/24/2016	Family	682,000	No	No		
	8255-392		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2020	525	Redo Bat	31,000	C				
4/2/2014	278	Re-Roof	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2019	SQ Returned	JO	Jenny O
4/11/2019	Mail Update	JO	Jenny O
11/20/2018	Inspected	CC	Chris C
11/8/2018	MEAS&NOTICE	CC	Chris C
3/29/2017	SQ Returned	MM	Mary M
6/12/2014	External Ins	PC	PHIL C
4/1/2009	Meas/Inspect	189	PATRIOT
11/12/1999	Inspected	256	PATRIOT
10/7/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5563		Sq. Ft.	Site		0	70.	1.05	12									410,824						410,800	

Total AC/HA:	0.12771	Total SF/SM:	5563	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	410,824	Spl Credit		Total:	410,800

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	179.516
Other Features:	67500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426945
Depreciation:	132353
Depreciated Total:	294592

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

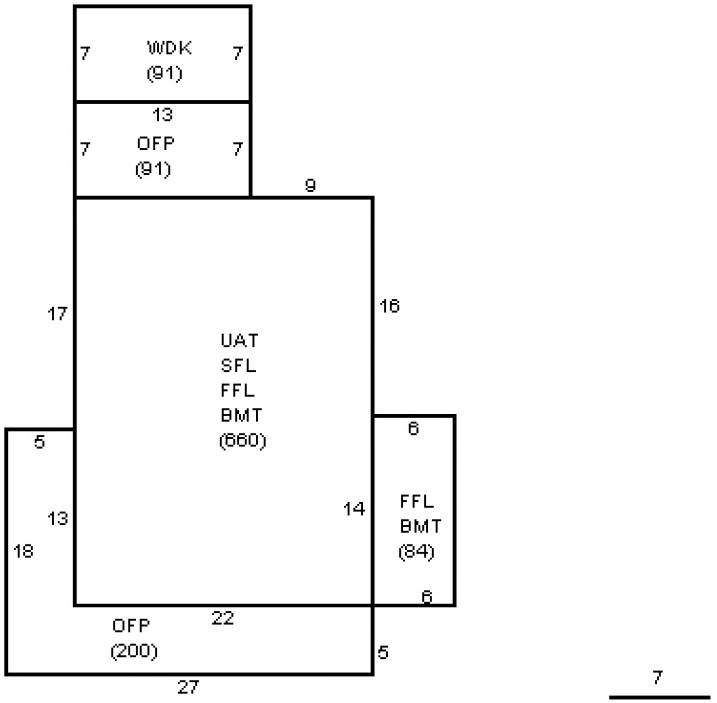
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	197.47
Special Features:	0	Val/Su Net:	109.31
Final Total:	294600	Val/Su SzAd	209.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	744	53.850	40,068
FFL	First Floor	744	179.520	133,560
SFL	Second Floor	660	179.520	118,481
OFP	Open Porch	291	21.840	6,355
UAT	Upper Attic	165	125.660	20,734
WDK	Deck	91	15.760	1,434
	Net Sketched Area:	2,695	Total:	320,632
Size Ad	1404	Gross Area	3190	FinArea 1569

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1930	23.93	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:	Total: 4,000

IMAGE

AssessPro Patriot Properties, Inc